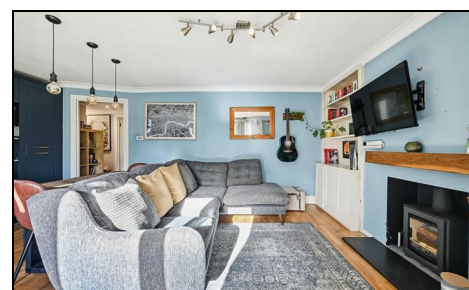


# Kingston Road Wimbledon, SW19 3NL

**£415,000 Leasehold - Share of Freehold**



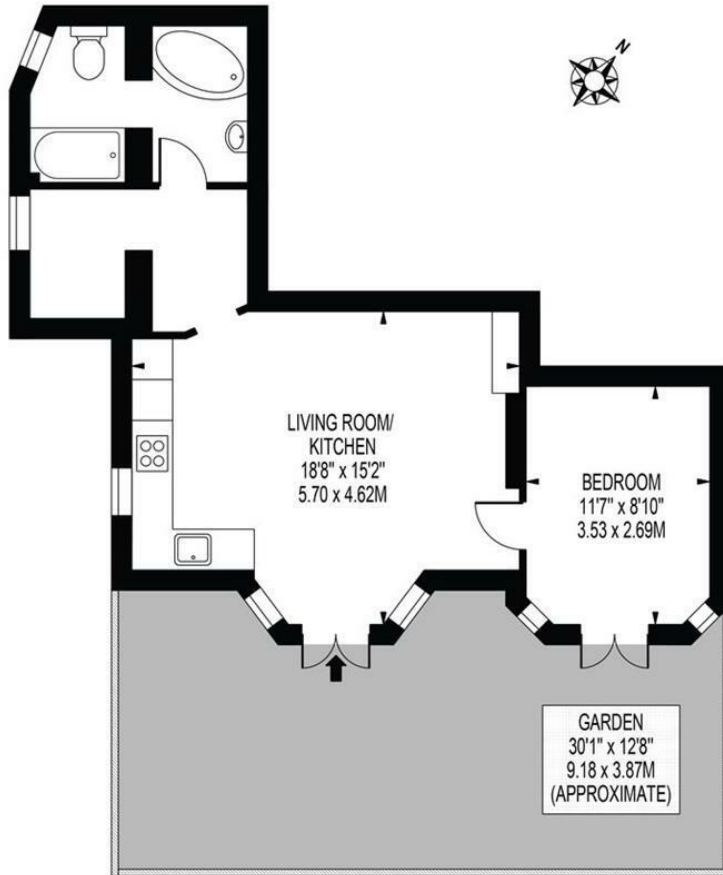
A well presented and rarely available one double bedroom ground floor period conversion flat with a private south facing garden and share of freehold ownership. Positioned within a charming Victorian building and set back from Kingston Road, Wimbledon, the property is a short walk to both South Wimbledon Northern Line Tube, Wimbledon Town Centre and the Mainline Train Station.

Comprising a spacious open-plan kitchen/reception with modern integrated appliances and log burner, one double bedroom and a four-piece bathroom. The flat comes with its own private south facing aspect garden and separate communal gardens at the front of the building.

This is a superb first time purchase in an area close to an abundance of amenities, transport links and recreation grounds.

## KINGSTON ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 514 SQ FT - 47.75 SQ M



### GROUND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

- Ground Floor Victorian Conversion Flat
- One Double Bedroom
- Private South Facing Garden
- Open-Plan Kitchen/Reception
- Modern Kitchen
- Walking Distance to South Wimbledon Northern Line
- Share of Freehold - 961 Years Remaining on Underlying Lease
- Service Charges - £203 per month (including Buildings Insurance), No Ground Rent
- EPC Rating - C
- Merton Council Tax Band - B



Energy Efficiency Rating		Current	Potential
Energy efficiency class	A		
Energy efficiency score	70	76	
CO <sub>2</sub> emissions class	B		
CO <sub>2</sub> emissions score	15	12	
Water efficiency class	C		
Water efficiency score	70	76	
Water efficiency class	C		
Water efficiency score	70	76	

Energy efficiency class: A  
Energy efficiency score: 70  
CO<sub>2</sub> emissions class: B  
CO<sub>2</sub> emissions score: 15  
Water efficiency class: C  
Water efficiency score: 70

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